



महाराष्ट्र MAHARASHTRA

2018

AK 926356

अनु.क्र. 27 JUL 2018 यूपी.

वस्ताचा प्रकार 'ऑफिशियल' कर्मठि कामेशान  
दरत नोंदणी करणार आहेत का ? होय/नाही.

मिळवतीचे वर्णन

मुद्रांक विकत घेणाऱ्याचे नांव व पत्ता 'श्री. र. अ. ठ. म. प. स.'  
.....

दुसऱ्या पक्षकाराचे नांव 'श्री. र. अ. ठ. म. प. स.'  
.....

हस्ते व्यक्तीचे नांव व पत्ता 'श्री. र. अ. ठ. म. प. स.'  
.....

*[Signature]*  
मुद्रांक विकत घेणाऱ्याची सही

राहत्या एरन. न्हाईवड  
परवाना क्र. २२०११२१  
१४१, गुरुवार पेठ, पणे-४२



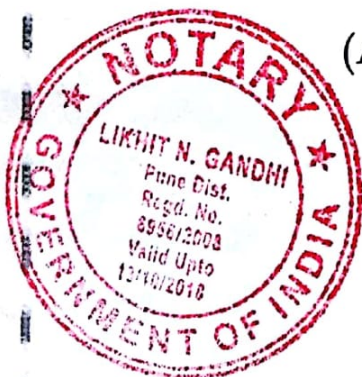
25 JUL 2018

लिपीक  
कारितो

ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी  
मुद्रांक खरेदी केल्यापारुन ६ महिन्यात वापरणे बंधनकारक आहे

FORM 'II'

(Affidavit cum Declaration)



For ORAM DEVELOPERS  
*[Signature]*  
PARTNER

Affidavit cum Declaration of M/s.Oraa Developers promoter of the project named Casa De Patio ~~duly authorized by the promoter of the proposed project, vide its authorization dated~~



I, Akash Pravin Mehta promoter of the Casa De Patio project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That I/promoter have/has a legal title Report to the land on which the development of the project is proposed

OR

Have/has a legal title Report to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

(2) That the project land is free from all encumbrances.

OR

That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.

(3) That the time period within which the project shall be completed by me/promoter from the date of registration of project; is 31<sup>st</sup> March 2019;

(4)(a) For new projects: That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

(b) For ongoing project on the date of commencement of the Rules—

(i) That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

(ii) That entire amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

(5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

(6) That I/the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts

FOR ORAA DEVELOPERS  
  
PARTNER



collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

(7) That I/the promoter shall take all the pending approvals on time, from the competent authorities.

(8) That I/the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.

(9) That I/the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(10) That I / the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on 27th day of July 2018 at Pune

Mr. Akash Mehta  
For ORAA DEVELOPERS  
  
PARTNER  
Deponent

### Verification


The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Pune on this 27th day of July 2018.

Mr. Akash Mehta  
For ORAA DEVELOPERS  
  
PARTNER  
Deponent



**BEFORE ME**

  
**LIKHIT N. GANDHI**  
NOTARY-GOVT. OF INDIA  
PUNE DIST.

NOTED AND REGISTERED AT  
SERIAL NUMBER 87012018  
THIS DOCUMENT CONTAINS 3 PAGES

27 JUL 2018